

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:

**Central District of California**

Case number (if known) Chapter **7**

☐ Check if this an  
amended filing

**Official Form 205**

**Involuntary Petition Against a Non-Individual**

12/15

Use this form to begin a bankruptcy case against a non-individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against a non-individual, use the *Involuntary Petition Against an Individual* (Official Form 105). Be as complete and accurate as possible. If more space is needed, attach any additional sheets to this form. On the top of any additional pages, write debtor's name and case number (if known).

**Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed**

1. Chapter of the Bankruptcy Code Check one:

- ☒ Chapter 7  
☐ Chapter 11

**Part 2: Identify the Debtor**

2. Debtor's name **Chantilly Road, LLC**

3. Other names you know the debtor has used in the last 8 years

Include any assumed names, trade names, or *doing business as* names.

4. Debtor's federal Employer Identification Number (EIN) ☐ Unknown  
**82-4745114**  
EIN

5. Debtor's address

**Principal place of business**

**c/o Penny M. Fox, CPA**

Number Street

**15615 Alton Parkway, Suite 450**

**Irvine CA 92618-0000**

City State Zip Code

**Orange**

County

**Mailing address, if different**

**1207 Delaware Ave, Ste. 2992**

Number Street

P.O. Box

**Wilmington DE 19806-0000**

City State Zip Code

**Location of principal assets, if different from principal place of business**

**1116-1118 Chantilly Road**

Number Street

**Los Angeles CA 90077-0000**

City State Zip Code

6. Debtor's website (URL)

7. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other type of debtor. Specify:

8. Type of debtor's business

- Check one:  
☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))

Debtor Chantilly Road, LLC Case number (if known) \_\_\_\_\_

- ☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the types of business listed.  
☐ Unknown type of business.

9. To the best of your knowledge, are any bankruptcy cases pending by or against any partner or affiliate of this debtor?

☒ No  
☐ Yes. Debtor

District \_\_\_\_\_ Date filed \_\_\_\_\_ Relationship \_\_\_\_\_  
 Case number, if known \_\_\_\_\_  
 MM / DD / YYYY

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_  
 District \_\_\_\_\_ Date filed \_\_\_\_\_ Case number, if known \_\_\_\_\_  
 MM / DD / YYYY

**Part 3: Report About the Case**

10. Venue Check one:

☒ Over the last 180 days before the filing of this bankruptcy, the debtor had a domicile, principal place of business, or principal assets in this district longer than in any other district.  
☐ A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.

11. Allegations Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b).  
 The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).

At least one box must be checked:

☒ The debtor is generally not paying its debts as they become due, unless they are in the subject of a bona fide dispute as to liability or amount.  
☐ Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.

12. Has there been a transfer of any claim against the debtor by or to any petitioner?

☒ No  
☐ Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).

| 13. Each petitioner's claim  | Name of petitioner                  | Nature of petitioner's claim              | Amount of the claim above the value of any lien |
|------------------------------|-------------------------------------|-------------------------------------------|-------------------------------------------------|
|                              | <b>Creative Art Partners, LLC</b>   | <b>Breach of artwork rental agreement</b> | <b>\$130630</b>                                 |
|                              |                                     |                                           | \$                                              |
|                              | <b>Martin Simone</b>                | <b>Money Loaned</b>                       | <b>\$125000</b>                                 |
|                              |                                     |                                           | \$                                              |
|                              | <b>Simone &amp; Roos LLP</b>        | <b>Services performed</b>                 | <b>\$136498.5</b>                               |
|                              |                                     |                                           | \$                                              |
|                              | <b>Macoy Capital Mortgage, LLC</b>  | <b>Money loaned</b>                       | <b>\$510000</b>                                 |
|                              |                                     |                                           | \$                                              |
|                              | <b>Allstate Lending Group, Inc.</b> | <b>3rd DOT/Agreement</b>                  | <b>\$2500000</b>                                |
|                              |                                     |                                           | \$                                              |
|                              |                                     |                                           | \$                                              |
| Total of petitioners' claims |                                     |                                           | <b>\$3402128.5</b>                              |

If more space is needed to list petitioners, attach additional sheets. Write the alleged debtor's name and the case number, if known, at top of each sheet. Following the format of this form,

Debtor Chantilly Road, LLC

Case number (if known) \_\_\_\_\_

set out the information required in Parts 3 and 4 of the form for each statement under penalty of perjury set out in Part 4 of the form, followed by each additional petitioner's (or representative's) signature, along with the signature of the petitioner's attorney.

**Part 4 Request for Relief**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Petitioners request that an order for relief be entered against the debtor under the chapter of 11 U.S.C. specified in this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, attach a certified copy of the order of the court granting recognition.

I have examined the information in this document and have a reasonable belief that the information is true and correct.

**Petitioners or Petitioners' Representative**

**Attorneys**

**Name and mailing address of petitioner**

**Creative Art Partners, LLC**

Name

**6542 Hayes Drive**

Number Street

**Los Angeles CA 90048-0000**

City State Zip Code

**Name and mailing address of petitioner's representative, if any**

**Rosmarie Riedl, Partner**

Name

**6542 Hayes Drive**

Number Street

**Los Angeles CA 90048-0000**

City State Zip Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 23, 2025**

MM / DD / YYYY

Signed by:

*Rosmarie Riedl*

Partner

Signature of petitioner or representative, including representative's title

**D. Edward Hays**

Printed name

**Marshack Hays Wood LLP**

Firm name, if any

**870 Roosevelt**

Number Street

**Irvine CA 92620-3663**

City State Zip Code

Contact phone

**(949) 333-7777**

Email

**ehays@marshackhays.com**

Bar number **162507**

State **CA**

*D. Edward Hays*

Signature of attorney

Date signed **May 23, 2025**

MM / DD / YYYY

**Petitioners or Petitioners' Representative**

**Attorneys**

**Name and mailing address of petitioner**

**Martin Simone**

Name

**5627 Sepulveda Blvd., Suite 207**

Number Street

**Van Nuys CA 91411-0000**

City State Zip Code

**Name and mailing address of petitioner's representative, if any**

Name

Number Street

City State Zip Code

**D. Edward Hays**

Printed name

**Marshack Hays Wood LLP**

Firm name, if any

**870 Roosevelt**

Number Street

**Irvine CA 92602-0000**

City State Zip Code

Contact phone

**(949) 333-7777**

Email

**ehays@marshackhays.com**

Bar number **162507**

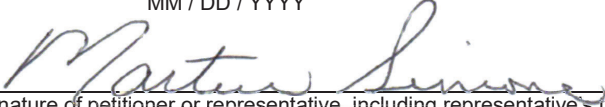
State **CA**

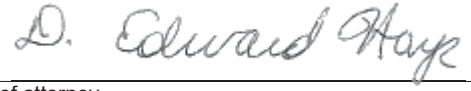
Debtor **Chantilly Road, LLC**

Case number (if known)

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 23, 2025**  
MM / DD / YYYY

  
Signature of petitioner or representative, including representative's title



Signature of attorney

Date signed **May 23, 2025**  
MM / DD / YYYY

**Petitioners or Petitioners' Representative**

**Name and mailing address of petitioner**  
**Simone & Roos LLP**

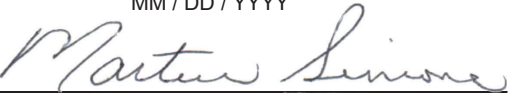
Name  
**5627 Sepulveda Blvd., Ste. 206**  
Number Street  
**Van Nuys CA 91411-0000**  
City State Zip Code

**Name and mailing address of petitioner's representative, if any**  
**Martin Simone**

Name  
**5627 Sepulveda Blvd., Ste. 206**  
Number Street  
**Van Nuys CA 91411-0000**  
City State Zip Code

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Signature of petitioner or representative, including representative's title

**Attorneys**

**D. Edward Hays**

Printed name

**Marshack Hays Wood LLP**

Firm name, if any  
**870 Roosevelt**  
Number Street  
**Irvine CA 92620-0000**  
City State Zip Code  
Contact phone Email **ehays@marshackhays.com**  
**(949) 333-7777**

Bar number **162507**

State **CA**



Signature of attorney

Date signed **May 23, 2025**  
MM / DD / YYYY

**Petitioners or Petitioners' Representative**

**Name and mailing address of petitioner**  
**Macoy Capital Mortgage, LLC**

Name  
**10880 Wilshire Blvd., Ste. 2230**  
Number Street  
**Los Angeles CA 90024-0000**  
City State Zip Code

**Name and mailing address of petitioner's representative, if any**  
**Mitch Ohlbaum, President**

Name  
**10880 Wilshire Blvd., Ste. 2230**  
Number Street  
**Los Angeles CA 90024-0000**  
City State Zip Code

I declare under penalty of perjury that the foregoing is true and correct.

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**Attorneys**

**D. Edward Hays**

Printed name

**Marshack Hays Wood LLP**

Firm name, if any  
**870 Roosevelt**  
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**(949) 333-7777**

Bar number **162507**

State **CA**



Signature of attorney

Debtor **Chantilly Road, LLC**

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Signature of petitioner or representative, including representative's title

**Petitioners or Petitioners' Representative**

Name and mailing address of petitioner

**Allstate Lending Group, Inc.**

Name

**2540 Corporate Place, #B-108**

Number Street

**Monterey Park CA 91754-0000**

City State Zip Code

Name and mailing address of petitioner's representative, if any

**Mike Scannell, CEO**

Name

**2540 Corporate Place, #B-108**

Number Street

**Monterey Park CA 91754-0000**

City State Zip Code

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**Attorneys**

**D. Edward Hays**

Printed name

**Marshack Hays Wood LLP**

Firm name, if any

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City State Zip Code

Contact phone

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Bar number **162507**

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Signature of attorney

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Debtor Chantilly Road, LLC

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**Petitioners or Petitioners' Representative**

**Name and mailing address of petitioner**  
**Allstate Lending Group, Inc.**

Name

**2540 Corporate Place, #B-108**

Number Street

**Monterey Park CA 91754-0000**

City State Zip Code

**Name and mailing address of petitioner's representative, if any**  
**Mike Scannell, CEO**

Name

**2540 Corporate Place, #B-108**

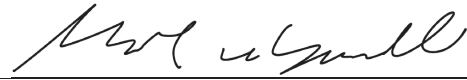
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**D. Edward Hays**

Printed name

**Marshack Hays Wood LLP**

Firm name, if any

**870 Roosevelt**

Number Street

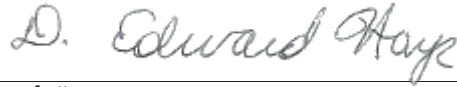
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City State Zip Code

Contact phone (949) 333-7777 Email ehays@marshackhays.com

Bar number 162507

State CA



Signature of attorney

Date signed May 23, 2025  
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